

~~(III) A NOTICE TO PURCHASERS THAT THE INFORMATION CONTAINED IN THE DISCLOSURE STATEMENT IS NOT A WARRANTY BY THE VENDOR, EXPRESS OR IMPLIED, AS TO THE CONDITION OF THE REAL PROPERTY OR IMPROVEMENTS OR THAT THE REAL PROPERTY OR IMPROVEMENTS ARE FIT FOR ANY PARTICULAR INTENDED USE OR PURPOSE.~~

(III) (IV) A NOTICE TO PURCHASERS THAT THE INFORMATION CONTAINED IN THE DISCLOSURE STATEMENT IS NOT A WARRANTY BY THE VENDOR AS TO:

1. THE CONDITION OF THE PROPERTY OF WHICH THE VENDOR HAS NO ACTUAL KNOWLEDGE; OR AS TO

2. OTHER CONDITIONS OF WHICH THE VENDOR HAS NO ACTUAL KNOWLEDGE.

(4) The vendor is not required to undertake or provide an independent investigation or inspection of the property in order to make the disclosures required by this section.

(e) (1) Except as provided in ~~paragraph (2)~~ PARAGRAPHS (2) AND (3) of this subsection, the vendor shall deliver the completed disclosure or disclaimer statement required by this section to the purchaser on or before entering into a contract of sale by the vendor and the purchaser.

(2) The disclosure or disclaimer statement shall be delivered to each purchaser before the execution of the contract of sale by the purchaser in the case of:

- (i) ~~A~~ A land installment contract, as defined in § 10-101 of this title;
- (ii) ~~An option to purchase agreement; and~~
- (iii) ~~A lease agreement containing an option to purchase provision.~~

(3) THE DISCLOSURE OR DISCLAIMER STATEMENT SHALL BE DELIVERED TO EACH PURCHASER BEFORE THE EXECUTION BY THE PURCHASER OF AN OPTION TO PURCHASE AGREEMENT OR A LEASE AGREEMENT CONTAINING AN OPTION TO PURCHASE PROVISION.

~~(3)~~ (4) At the time the disclosure or disclaimer statement is delivered, each purchaser shall date and sign a written acknowledgment of receipt, which shall be included in or attached to the contract of sale.

(f) A purchaser who receives the disclosure OR DISCLAIMER STATEMENT on or before entering into the contract of sale does not have the right to rescind the contract of sale based upon the information contained in the [disclosure] statement.

(g) (1) [If the disclosure statement is delivered later than 3 days after the vendor enters into a contract of sale with the purchaser, the contract is void.

(2)] A purchaser who does not receive the disclosure OR DISCLAIMER statement on or before entering into the contract of sale has the unconditional right, upon written notice to the vendor or vendor's agent: